

07/16/2015 10:04 AM
City & County of Denver

R \$21.00

NTC

When Recorded Return To:

**Superfund Remedial Program, Paula Schmittiel, EPR-SR
Vasquez Boulevard and Interstate 70 Superfund Site
U.S. Environmental Protection Agency, Region 8
1595 Wynkoop Street, Denver, CO 80202**


1719835 - R8 SDMS**NOTICE OF POTENTIAL ENVIRONMENTAL CONDITIONS**

WHEREAS, Steve Barda is the owner of record of the real property (referred to as "the Property") located at 4677 High Street, Denver, CO 80216-2816, and more particularly described as follows:

Parcel ID # 160756253
ELYRIA B13 L45 & L46 & S/2 OF L47

WHEREAS, **For purposes of indexing in the County Clerk and Recorder's office Grantor-Grantee index only, EPA shall be considered the Grantor, and shall be considered the Grantee.** Nothing in this Notice shall be construed to create or transfer any right, title or interest in the Property.

WHEREAS, the Property is within the boundaries of Operable Unit 1 of the Vasquez Boulevard and Interstate 70 Superfund Site (Site), as described in the Record of Decision (ROD) signed by the United States Environmental Protection Agency (EPA) on September 25, 2003. The ROD established cleanup objectives for lead and arsenic in residential soils to protect human health and prevent unacceptable exposures to adults and children.

WHEREAS, the EPA has prepared and recorded this Notice of Potential Environmental Conditions ("Notice") to disclose specific potential environmental conditions of the Property to subsequent owners of the Property.

NOW, THEREFORE, NOTICE is hereby given that, as of the date of this Notice, the EPA has not obtained soil samples from the above described Property.

The EPA obtained soil samples from over 4000 residential properties within the Site. Of this total, over 800 properties showed levels of lead and/or arsenic contamination that could present unacceptable risk to or make the property unsafe for children or adults. The levels at which the EPA determined that lead and/or arsenic in soil present an unacceptable risk (the so-called "action levels" in the ROD) were 400 parts per million (ppm) or greater for lead and 70 ppm or greater for arsenic.

As of the date of this Notice, the owner of the Property has not consented to EPA accessing and sampling the Property. The owner of the Property has been provided written notice of and the opportunity to comment on the Notice and the filing of this Notice by certified mail.

The EPA's records regarding the Property and the Site, may be requested by contacting:

U.S. Environmental Protection Agency, Region 8
Superfund Remedial Program, Paula Schmittiel, EPR-SR
Vasquez Boulevard and Interstate 70 Superfund Site
1595 Wynkoop Street
Denver, Colorado 80202

The information in this Notice may represent potential environmental conditions of which a seller would have current actual knowledge and thus, should be disclosed by the seller to the buyer prior to the sale or transfer of the Property.

United States Environmental Protection Agency

By: Steve Wharton
Steve Wharton, Unit Chief
Remedial Response
U.S. Environmental Protection Agency
Region 8

Date: 07/16/2015

The foregoing instrument was acknowledged before me in the State of Colorado, City and County of
Denver, this 16th day of July, 2015.

by Steve Wharton.

Ellen Paul Wells

(Notary's Official Signature)

06/27/2018

(Commission Expiration)

ELLEN PAUL WELLS
NOTARY PUBLIC - STATE OF COLORADO
Notary Identification # 20144025517
My Commission Expires 6/27/2018

Notary Seal



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City & County of Denver

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2015098104

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Vasquez Boulevard and Interstate 70 Superfund Site
U.S. Environmental Protection Agency, Region 8
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ELYRIA B13 L45 & L46 & S/2 OF L47

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Vasquez Boulevard and Interstate 70 Superfund Site
1595 Wynkoop Street
Denver, Colorado 80202-1129

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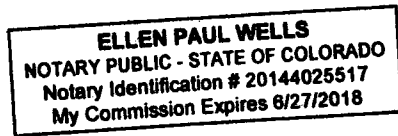
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Ellen Paul Wells

(Notary's Official Signature)

06/27/2018

(Commission Expiration)



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Vasquez Boulevard and Interstate 70 Superfund Site
U.S. Environmental Protection Agency, Region 8
1595 Wynkoop Street, Denver, CO 80202

NOTICE OF POTENTIAL ENVIRONMENTAL CONDITIONS

WHEREAS, Steve Barda is the owner of record of the real property (referred to as "the Property") located at 4685 High Street, Denver, CO 80216-2816, and more particularly described as follows:

Parcel ID # 160756261
L48 & N ½ OF L47 EXC REAR 5 FT OF L48 TO CITY BLOCK 13
ELYRIA

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WHEREAS, Steve Barda is the owner of record of the real property (referred to as "the Property") located at 4675 High Street, Denver, CO 80216-2816, and more particularly described as follows:

Parcel ID # 160756245
L 44 BLK 13 ELYRIA

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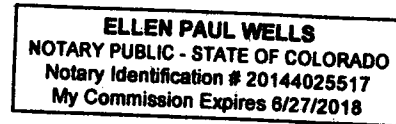
by ~~Ellen Paul Wells~~^{EPW} Steve Wharton

Ellen Paul

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06/27/2018

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Notary Seal